

DOUGLAS PARK PLANNED DEVELOPMENT (PD-32)

REZONING FINDINGS

CASE NO. 0404-13

(Draft prepared for the October 7, 2004 Planning Commission hearing)

A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA;

The project site itself has historically been characterized by warehouse/industrial structures. Now, most of the site is currently vacant and undergoing demolition activities, with the exception of the Boeing Enclave, a 48-acre facility within the middle of the Project site still in operation and maintained by the applicant ("Boeing"). The current zoning of the site allows office, research and development, aircraft manufacturing and aircraft manufacturing-related uses.

The site is bordered on the south by Long Beach Municipal Airport, on the west by Lakewood Country Club and Long Beach Municipal Airport, on the north by Carson Street (to the north of which lies single family residences, in the City of Lakewood, oriented with their rear yards to Carson Street) and to the east by Lakewood Boulevard (to the east of which lies commercial and industrial uses, including the Boeing 717 Assembly Facility).

The proposed rezoning will allow up to 3,3 million square feet of office, research and development, retail, light industrial, aviation-related uses south of "G" Street and development of up to 400 hotel rooms on the southern 137 acres of the site, adjacent to commercial and industrial uses, while the northern 101 acres of the site will be developed with approximately 10.5 acres of parkland, and up to 1,400 dwelling units, adjacent to open space, residential, and office and retail uses.

The proposed rezoning will transform a site historically developed with aircraft hangers and warehouse/industrial buildings, most of which were mostly constructed of corrugated metal, with little landscaping or setbacks, into a site with a variety of uses that typically demand higher quality building materials, more open space, and overall improved aesthetic surroundings. The proposed change, consistent with the PD-32 zoning regulations and the PD-32 Design Guidelines, will result in a heavily landscaped site with superior urban design in comparison with uses adjacent to the project site, in terms of quality of materials, internal consistency, and pedestrian orientation.

The EIR has analyzed potential impacts to the surrounding environment and has provided a comprehensive list of mitigating measures that are incorporated into the conditions of approval. The EIR found that significant and unavoidable impacts relative to project consistency with applicable land use regulations and land use compatibility will not occur with the incorporation of the project features and mitigation measures. However, the EIR indicates that even with mitigation, the proposed rezoning will allow development at full build-out that will result in potentially significant adverse

environmental impacts in the areas of air quality, noise, transportation/circulation and parking, as well as potentially significant cumulative impacts that cannot be mitigated in the areas of cultural resources and hydrology. Additionally, assuming that the City of Long Beach does not appropriately allocate revenues generated by the Project to Police, Fire Protection, Emergency Medical Services, and Library Services, the project could also result in potentially significant impacts to these areas of concern also.

The Project site is so large that possibly any viable reuse of the site will create adverse impacts on the surrounding environment, particularly in the area of transportation/circulation and air quality. The EIR identified the Douglas Park Project as the environmentally superior alternative in comparison with other feasible redevelopment alternatives of the site. As discussed in the statement of overriding considerations presented to the Planning Commission in the Project staff report, the economic, legal, social, technological and other benefits of the Project outweigh and override those potentially significant environmental impacts. Thus, a positive finding can be made for this item.

B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN; AND

The proposed rezoning of the Project site will require certain amendments to the City's General Plan including the Land Use Element, Transportation Element, and Noise Element. As addressed in greater detail in the Environmental Impact Report prepared in connection with the Project, which analyzed the environmental effects of the Project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"), (the "EIR"), the Project advances the goals and policies of the Long Beach General Plan, except as or where amendments have been proposed and are being considered in connection with the Project approvals. With actions approving those amendments, the proposed rezoning will be consistent with the Long Beach General Plan.

The EIR contains a lengthy analysis of the Project's consistency with the Long Beach General Plan, and its goals and policies intended to guide the City's planning decisions, which analysis is incorporated herein by reference. The Long Beach General Plan includes the seven "elements" required under state law, as well as Seismic Safety and Air Quality elements. The two most recently adopted elements are Housing and Recreation and Open Space. As set forth in the EIR, the Project is consistent with the goals and policies set forth in the Long Beach General Plan.

With regard to Housing in particular, the Project will support the City's goals and policies by, among other things, creating 1,400 units of new housing including a mix of for-sale and rental housing, as well as a variety of housing product types ranging from single family homes to townhomes, townhome/flat combinations, row houses, condominiums, and up to 400 apartments, as well as contributing \$3 million to the City in the form of "Housing Payment" fees for use throughout the City in support of its affordable housing goals and policies.

With regard to Open Space and Recreation, the Project will include the creation of 10.5 acres of park space, and an additional 2.5 acres for view corridors, pedestrian easements and bike paths.. Park space will be located in several neighborhood parks, and a larger, central park. Recreational amenities will also include open lawns, playgrounds, park furnishings, basketball courts and other hardscaped sports facilities, a pool, spa, and pedestrian and bike paths. In addition to on-site parks and open space, the Applicant will pay park and recreation impact fees to the City to be used by the City to acquire additional park space and recreation improvements. Together with the new on-site parks and recreational open spaces, the payment of such impact fees advances the goals and policies set forth in the Open Space and Recreational Element of the General Plan, including the advancement of its city-wide objective of creating 8 acres of public open space per 1,000 residents.

C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

The Project site is not a mobile home park. This finding is not applicable.